

**SNAPSHOT of HOME Program Performance--As of 09/30/08**  
**Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ): Newark

State: NJ

PJ's Total HOME Allocation Received: \$66,426,887

PJ's Size Grouping\*: A

PJ Since (FY): 1992

| Category   | PJ       | State Average | State Rank | Nat'l Average    | Nat'l Ranking (Percentile):* |             |         |
|--|----------|---------------|------------|------------------|------------------------------|-------------|---------|
|  |          |               |            |                  | Group                        | A           | Overall |
|  |          |               |            | PJs in State: 27 |                              |             |         |
| <b>Program Progress:</b>   |          |               |            |                  |                              |             |         |
| % of Funds Committed   | 93.27 %  | 94.52 %       | 18         | 94.94 %          | 30                           | 37          |         |
| % of Funds Disbursed   | 76.33 %  | 83.13 %       | 21         | 84.35 %          | 16                           | 15          |         |
| Leveraging Ratio for Rental Activities                           | 4.71     | 4.44          | 1          | 4.59             | 100                          | 100         |         |
| % of Completed Rental Disbursements to All Rental Commitments*** | 89.12 %  | 83.34 %       | 15         | 81.38 %          | 58                           | 39          |         |
| % of Completed CHDO Disbursements to All CHDO Reservations***    | 55.94 %  | 65.24 %       | 16         | 68.05 %          | 28                           | 25          |         |
| <b>Low-Income Benefit:</b>                                       |          |               |            |                  |                              |             |         |
| % of 0-50% AMI Renters to All Renters                            | 77.45 %  | 82.73 %       | 22         | 79.65 %          | 40                           | 32          |         |
| % of 0-30% AMI Renters to All Renters***                         | 5.82 %   | 44.53 %       | 26         | 44.76 %          | 0                            | 1           |         |
| <b>Lease-Up:</b>   |          |               |            |                  |                              |             |         |
| % of Occupied Rental Units to All Completed Rental Units***      | 97.45 %  | 95.87 %       | 16         | 94.31 %          | 46                           | 41          |         |
| <b>Overall Ranking:</b>  |          |               |            | In State:        | 23 / 27                      | Nationally: | 26 27   |
| <b>HOME Cost Per Unit and Number of Completed Units:</b>         |          |               |            |                  |                              |             |         |
| Rental Unit  | \$31,476 | \$26,615      |            | \$25,245         | 550 Units                    | 44.50 %     |         |
| Homebuyer Unit   | \$32,453 | \$16,530      |            | \$14,395         | 665 Units                    | 53.80 %     |         |
| Homeowner-Rehab Unit   | \$22,344 | \$15,052      |            | \$20,186         | 20 Units                     | 1.60 %      |         |
| TBRA Unit  | \$0      | \$7,838       |            | \$3,142          | 0 Units                      | 0.00 %      |         |

\* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

\*\* - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

\*\*\*- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

## Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Newark NJ

**Total Development Costs:**  
(average reported cost per unit in  
HOME-assisted projects)

|                    | Rental    | Homebuyer | Homeowner |
|--------------------|-----------|-----------|-----------|
| <b>PJ:</b>         | \$119,197 | \$70,574  | \$22,344  |
| <b>State:*</b>     | \$96,875  | \$90,993  | \$17,016  |
| <b>National:**</b> | \$88,539  | \$71,594  | \$22,853  |

**CHDO Operating Expenses:**  
(% of allocation)

**PJ:** 0.3 %  
**National Avg:** 1.1 %

**R.S. Means Cost Index:** 1.13

|  | Rental<br>%  | Homebuyer<br>%   | Homeowner<br>%  | TBRA<br>%   |
|--|--|--|---|---|
| <b>RACE:</b>                             |  |  |   |   |
| White:                                   | <span style="border: 1px solid black; padding: 2px;">1.1</span>  | <span style="border: 1px solid black; padding: 2px;">0.2</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>   | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Black/African American:                  | <span style="border: 1px solid black; padding: 2px;">93.8</span> | <span style="border: 1px solid black; padding: 2px;">79.0</span> | <span style="border: 1px solid black; padding: 2px;">100.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Asian:                                   | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>   | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| American Indian/Alaska Native:           | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.3</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>   | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Native Hawaiian/Pacific Islander:        | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>   | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| American Indian/Alaska Native and White: | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>   | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Asian and White:                         | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>   | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Black/African American and White:        | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>   | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| American Indian/Alaska Native and Black: | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>   | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Other Multi Racial:                      | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.3</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>   | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Asian/Pacific Islander:                  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.2</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>   | <span style="border: 1px solid black; padding: 2px;">0.0</span> |

### ETHNICITY:

|          |   |  |   |   |
|----------|---|--|---|---|
| Hispanic | <span style="border: 1px solid black; padding: 2px;">5.0</span> | <span style="border: 1px solid black; padding: 2px;">20.1</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
|----------|---|--|---|---|

### HOUSEHOLD SIZE:

|                    |  |  |  |   |
|--------------------|--|--|--|---|
| 1 Person:          | <span style="border: 1px solid black; padding: 2px;">27.4</span> | <span style="border: 1px solid black; padding: 2px;">9.0</span>  | <span style="border: 1px solid black; padding: 2px;">57.1</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| 2 Persons:         | <span style="border: 1px solid black; padding: 2px;">31.9</span> | <span style="border: 1px solid black; padding: 2px;">22.6</span> | <span style="border: 1px solid black; padding: 2px;">35.7</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| 3 Persons:         | <span style="border: 1px solid black; padding: 2px;">25.0</span> | <span style="border: 1px solid black; padding: 2px;">32.8</span> | <span style="border: 1px solid black; padding: 2px;">7.1</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| 4 Persons:         | <span style="border: 1px solid black; padding: 2px;">11.6</span> | <span style="border: 1px solid black; padding: 2px;">24.3</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| 5 Persons:         | <span style="border: 1px solid black; padding: 2px;">3.5</span>  | <span style="border: 1px solid black; padding: 2px;">8.2</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| 6 Persons:         | <span style="border: 1px solid black; padding: 2px;">0.4</span>  | <span style="border: 1px solid black; padding: 2px;">2.6</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| 7 Persons:         | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.5</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| 8 or more Persons: | <span style="border: 1px solid black; padding: 2px;">0.2</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |

### HOUSEHOLD TYPE:

|                        |  |  |  |   |
|------------------------|--|--|--|---|
| Single/Non-Elderly:    | <span style="border: 1px solid black; padding: 2px;">27.1</span> | <span style="border: 1px solid black; padding: 2px;">16.0</span> | <span style="border: 1px solid black; padding: 2px;">14.3</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Elderly:               | <span style="border: 1px solid black; padding: 2px;">2.8</span>  | <span style="border: 1px solid black; padding: 2px;">0.5</span>  | <span style="border: 1px solid black; padding: 2px;">64.3</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Related/Single Parent: | <span style="border: 1px solid black; padding: 2px;">50.0</span> | <span style="border: 1px solid black; padding: 2px;">44.0</span> | <span style="border: 1px solid black; padding: 2px;">7.1</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Related/Two Parent:    | <span style="border: 1px solid black; padding: 2px;">13.1</span> | <span style="border: 1px solid black; padding: 2px;">29.9</span> | <span style="border: 1px solid black; padding: 2px;">14.3</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Other:                 | <span style="border: 1px solid black; padding: 2px;">7.1</span>  | <span style="border: 1px solid black; padding: 2px;">9.6</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |

### SUPPLEMENTAL RENTAL ASSISTANCE:

|                |  |  |
|----------------|--|--|
| Section 8:     | <span style="border: 1px solid black; padding: 2px;">5.0</span>  | <span style="border: 1px solid black; padding: 2px;">3.1</span> <sup>#</sup> |
| HOME TBRA:     | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |  |
| Other:         | <span style="border: 1px solid black; padding: 2px;">0.7</span>  |  |
| No Assistance: | <span style="border: 1px solid black; padding: 2px;">94.2</span> |  |

**# of Section 504 Compliant Units / Completed Units Since 2001** 169

\* The State average includes all local and the State PJs within that state

\*\* The National average includes all local and State PJs, and Insular Areas

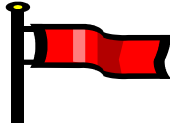
# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



# HOME PROGRAM SNAPSHOT WORKSHEET - RED FLAG INDICATORS

Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Newark State: NJ Group Rank: 26  
 State Rank: 23 / 27 PJs (Percentile)  
 Summary: 1 / Of the 5 Indicators are Red Flags Overall Rank: 27  
 (Percentile)

| FACTOR                              | DESCRIPTION   | THRESHOLD* | PJ RESULTS | RED FLAG  |
|-------------------------------------|---|------------|------------|---|
| 4                                   | % OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS | < 72.00%   | 89.12      |   |
| 5                                   | % OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS    | < 47.30%   | 55.94      |   |
| 6                                   | % OF RENTERS BELOW 50% OF AREA MEDIAN INCOME                  | < 70%**    | 77.45      |   |
| 8                                   | % OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS                | < 89.50%   | 97.45      |   |
| "ALLOCATION-YEARS" NOT DISBURSED*** |   | > 3.060    | 4.61       |  |

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

